\$499,000 - 69 River Heights Drive, Cochrane

MLS® #A2239962

\$499,000

3 Bedroom, 3.00 Bathroom, 1,604 sqft Residential on 0.07 Acres

River Song, Cochrane, Alberta

This beautifully upgraded home features 3 bedrooms, 2 and a half bathrooms and is exactly what you've been waiting for! This home features a large yard for kids and dogs to play plus a space to build a double garage if so desired. Located in a popular family friendly neighborhood, this home is move-in ready, all you need to do is unpack your boxes here. The spacious main floor is flooded with natural light from the large windows and the living area gives multiple seating options with a cosy ambience. The upper level features a huge primary bedroom with an oversized walk-in closet and full ensuite. The other two bedrooms are excellent sizes for kids rooms, guest rooms, or a home office. The unfinished lower level has plenty of room for future design options whether your goal is entertaining, movie nights, a games area, or a teenager hang out. Here you'II find a bathroom rough in and extra storage. The washer and dryer are located on the upper floor along with the bedrooms, making laundry an easy chore. The back deck gives you a wonderful south facing space to enjoy the upcoming summer evenings and to BBQ your favourite meals. This home is priced to sell quickly, so contact your favourite Realtor to book a showing today.







Built in 2015

Essential Information

MLS® # A2239962 Price \$499,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,604 Acres 0.07 Year Built 2015

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 69 River Heights Drive

Subdivision River Song
City Cochrane

County Rocky View County

Province Alberta
Postal Code T4C 0Y1

Amenities

Parking Spaces 2

Parking Off Street, Parking Pad

Interior

Interior Features Quartz Counters

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2025

Days on Market 2

Zoning R-MX

Listing Details

Listing Office CIR Realty

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